



GILSON GRAY

LAW • PROPERTY • FINANCE

3 EAST ROAD

North Berwick, East Lothian, EH39 4LG



SOUTH-FACING, BAY-FRONTED LIVING ROOM

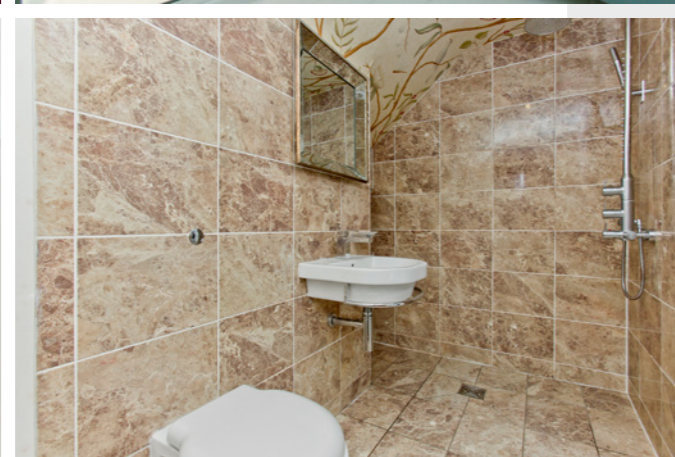
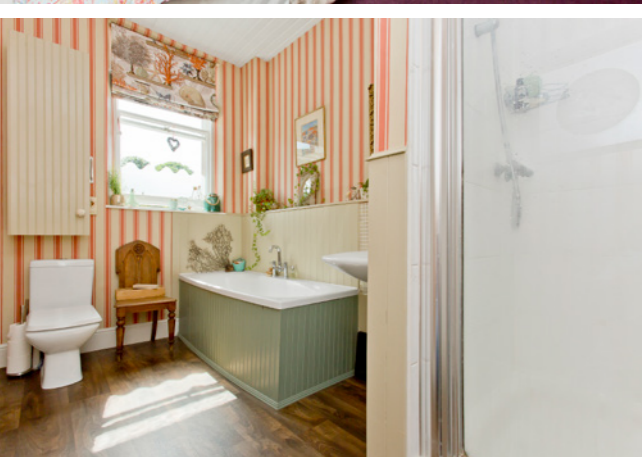
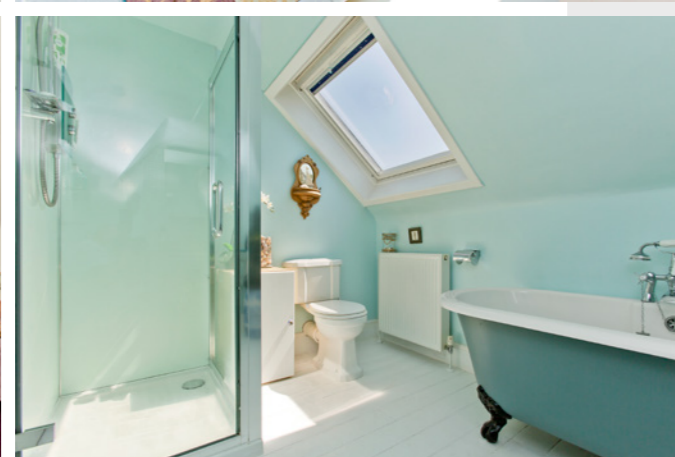
Occupying the first and second floors of a handsome traditional stone building very close to North Berwick's bustling town centre, this main-door double upper villa boasts four bedrooms, two reception rooms, a breakfasting kitchen, three bathrooms, and attractive interior design, plus a private patio and easy access to unrestricted on-street parking and additional parking.

The villa's private ground-floor front door opens into a hall where a staircase takes you to a first-floor hall with built-in storage. Leading off the hall and situated to the front of the property are a living room and separate dining room, both fronted by large south-facing bay windows framing views of the leafy Lodge Gardens opposite. The living room enjoys chic wallpaper and tasteful décor, accompanied by elegant cornicing, a picture rail, a ceiling rose, and a homely fireplace, with the latter offering an ideal focal point around which configurations of lounge furniture can be arranged. The dining room provides ample space for an eight-seater dining table and additional furniture. Across the hall in the kitchen, provision is made for a further casual dining/breakfasting area, and timeless cream cabinets are accompanied by generous worktops, a ceramic sink, with wall panelling.

FEATURES

- Superb traditional double upper villa
- Exclusive North Berwick location
- Private ground-floor entrance
- First-floor hall with storage
- Outstanding south-facing living room with a bay window
- Fine dining room
- Breakfasting kitchen
- Four double bedrooms
- One four-piece en-suite bathroom
- Separate four-piece family bathroom
- Contemporary wet room with utility cupboard
- Private patio
- On street parking with additional parking opposite





FOUR DOUBLE BEDROOMS

The Principle and first of the home's four double bedrooms and a bathroom complete the first-floor accommodation. The bedroom is neutrally decorated, carpeted for comfort, and features cornicing, a dado rail, and an Edinburgh Press, whilst the stylish, airy family bathroom comprises a bath, a separate shower enclosure, a WC-suite, and wall-mounted storage.

The second floor is home to the remaining three bedrooms and a wet room. The second bedroom occupies a generous footprint and enjoys partial sea views, as well as excellent built-in storage and an en-suite bathroom with a freestanding rolltop bath, a shower cubicle, and a WC-suite. The remaining bedrooms are also accompanied by built-in storage, and the contemporary wet room is stylishly tiled and features a shower area, a wall-mounted basin, and a WC, as well as access to a utility cupboard.

Externally, the property is accompanied by a private deck area with space for outdoor seating, and there is on street parking in the vicinity.

Extras: The carpets, blinds and curtains are included in the sale price together with the kitchen appliances. No warranties clause can be added if required.





NORTH BERWICK, EAST LOTHIAN

The popular and sought-after town of North Berwick is one of Scotland's best coastal resorts, surrounded by beautiful beaches and offering a lively and vibrant town centre. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre boasts many independent shops, boutiques and galleries and offers a family run butchers, delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists and chemists. On the outskirts of the town there is also a large supermarket. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes and a sports centre with swimming pool, fitness classes and a gym. For the golf enthusiast there are a number of fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.

EPC
RATING:

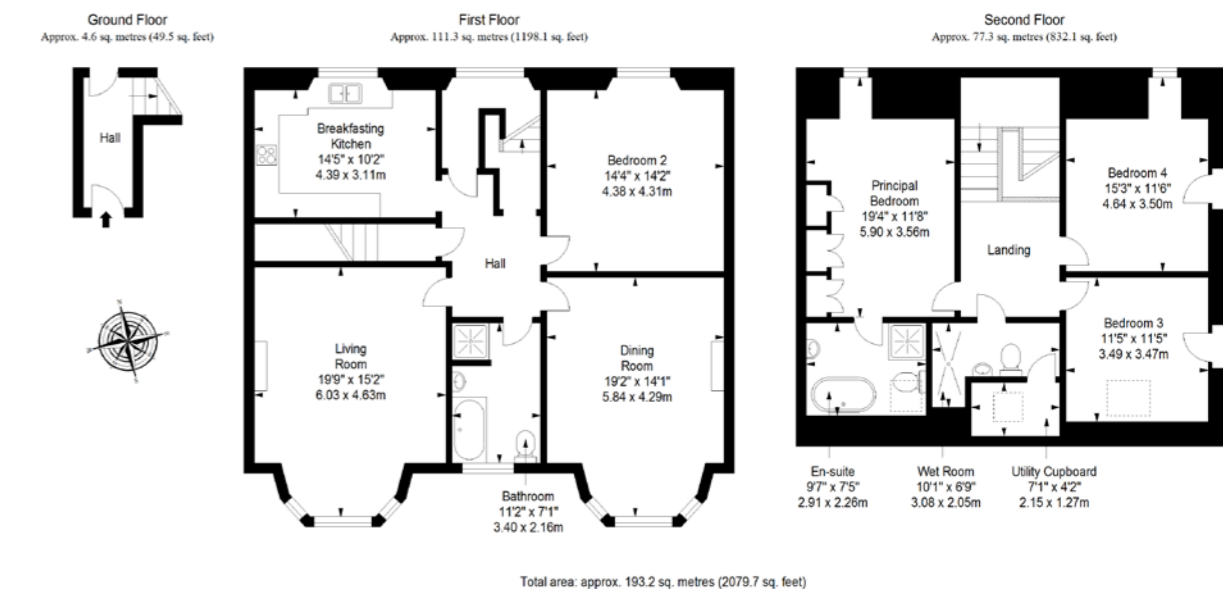
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COUNCIL
TAX BAND:

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VIEWINGS

By appointment with Gilson Gray on 01620 893 481





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BORDERS

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